

August 27, 2015

City of Mesa Planning & Zoning  
Justification & Compatibility Statement

Re: Rollit Motors, 60 N. Gilbert Road SCIP  
PLN2015-00115

We are requesting approval of a Substantial Conformance Improvement Permit (SCIP)

Rollit Motors is proposing to re-use the existing vacant Pizza Hut building and parking for a used automobile dealership.

The existing building has been vacant for several years and was in disrepair. Rollit Motors has repaired and repainted the existing building and is maintaining the existing landscape.

Rollit Motors will have approximately 100 cars in the vehicle display area. The display area was parking for up to 78 vehicles.

Full conformance with the current code requirements would be prohibitively expensive for a tenant that has a 5 year lease. What we propose to do is to provide additional landscape along the Gilbert Road frontage and along the east building base facing Gilbert Road. There is existing landscaping there now that will be supplemented as indicated on the attached Landscape Plan.

We will remove the chain across the main entrance to the lot from Gilbert road and replace it with a rolling steel gate. The access to the lot from the north driveway will remain with a chain across the drive since there is not customer access from that location.

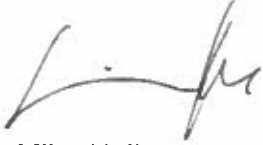
On the west side of the lot there are 3 driveway openings. The north opening is for customer access and will be open during business hours. The other two openings are in the display area and will not provide customer access. All 3 of these openings will be provided with a chain across the drives. There is not enough room to put a rolling gate across these drives or a swing gate and the chain is a lot less obtrusive than a steel gate. Since this is a 5 year lease it would not make sense to tear out the asphalt and close off those drives with landscape, then possibly have to go back in and revert it to the original state. That would be a waste of natural resources for a very minimal benefit.

To summarize:

1. The building has been repaired and painted to give it more vibrant colors than the original tan & brown.

2. Remove the chain across the drive from Gilbert onto the site and replace with a painted steel rolling gate 3'-0" tall.
3. Provide additional landscaping along the Gilbert Road frontage and along the base of the building facing Gilbert Road.
4. In lieu of adding an 18" H. screen wall along Gilbert Road we will use the new landscaping to provide the screening. This eliminates the need to tear up the existing landscape where the wall would have been located and provides more screening.

Thanks for your consideration on this matter.



Mike Hall  
Michael A Hall Architect LLC